

Current Clark County Home Occupation Ordinance, 18.406.020(I)(1)

I. Home Occupations, Garage Sales and Bed and Breakfast Establishments

1. Home Occupations--General. Home occupations are activities commonly carried on within a dwelling by a member or members of the family who occupy the dwelling, where the occupation is secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained. Two types of home occupations, Type I and II, are regulated and are distinguished by the potential impacts they represent to the neighborhood. The major distinctions are summarized in the following table:

TYPE I	TYPE II
IN DWELLING ONLY	DWELLING, GARAGE OR ACCESSORY STRUCTURE
USE MAXIMUM OF 25% OF HABITABLE FLOOR AREA FOR HOME OCCUPATION	USE MAXIMUM OF 25% HABITABLE FLOOR AREA OF 400 SQUARE FEET IN THE URBAN AREA OR 1,000 SQUARE FEET IN THE RURAL AREA OF A GARAGE OR ACCESSORY STRUCTURE
1 SIGN UP TO 2 SQUARE FEET	1 SIGN UP TO 2 SQUARE FEET
NO USE OR STORAGE OF HEAVY VEHICLES OR HEAVY EQUIPMENT SUCH AS CONSTRUCTION EQUIPMENT USED IN A BUSINESS. NO DISTRIBUTION EXCEPT BY MAIL OR PARCEL SERVICE.	NO USE OR STORAGE OF HEAVY VEHICLES OR HEAVY EQUIPMENT OR INVOLVE WAREHOUSING. NO DISTRIBUTION EXCEPT BY MAIL OR PARCEL SERVICE.
ONLY INCIDENTAL ACCESSORY RETAIL SALES	ONLY INCIDENTAL ACCESSORY RETAIL SALES

Type I Home Occupation.

- a. The applicant shall obtain a permit which shall apply only to the applicant(s) and to the property occupied by the applicant at the time the permit is issued. No employees shall be permitted.
- b. Be operated entirely within the applicant's dwelling by the resident of the dwelling exclusively.
- c. Use not more than twenty-five percent (25%) of the habitable floor area (may include the basement, but not an attached or detached garage).
- d. Limit any external evidence of an occupation to one sign approved pursuant to Chapter 18.409, including obtaining a sign permit pursuant to Section 18.409.025 and the requirements of Section 18.409.050(A)(1) of this title.
- e. Not involve the use or storage of tractor trailers, semi-trucks or heavy equipment such as construction equipment used in a business, except in the rural area where a single vehicle and/or tractor/trailer parked off-street and used solely by the resident of the home is permitted.

f. Involve no retail sales on the premises, except as incidental to the home occupation (example would be selling shampoo from a low-intensity in-home hair dresser).

g. Adequate on-site parking shall be provided to accommodate the number of customers allowed on the site at one time. Such occupation shall involve fewer than six (6) customers daily entering the premises or six (6) vehicle trip ends, including deliveries, such number to be specified in the application.

h. Produce no noise or obnoxious odors, vibrations, glare or fumes detectable to normal sensory perception at the property line, or cause electrical interference on electronic equipment.

2. Home occupations (Type II) shall:

a. The applicant shall obtain a permit which shall apply only to the applicant(s) and to the property occupied by the applicant at the time the permit is issued.

b. Be operated entirely within a residential structure or permitted accessory structure.

c. Home occupations, inside the urban growth area, shall use no more than twenty-five percent (25%) of the habitable floor area (may include the basement but not a garage or accessory building); or shall use no more than four hundred (400) square feet of allowed accessory structure or garage. Outside the urban growth area, no more than twenty-five percent (25%) of the habitable floor area (may include the basement, but not the garage); or where an accessory building is used, other than storage of farm equipment or farm vehicles, the home occupation shall be limited to one thousand (1,000) square feet.

d. Require no remodeling of the exterior of the dwelling or the accessory structure which changes the residential character. Examples of inappropriate exterior remodeling include enlarging a garage or garage door to accommodate equipment related to an occupation, constructing a structure larger than the dwelling and garage to accommodate the occupation or storage of material and equipment related to it.

e. Limit any external evidence of an occupation to one sign approved pursuant to Chapter 18.409, including obtaining a sign permit pursuant to Section 18.409.025 and the requirements of Section 18.409.050(A)(1) of this title.

f. Not involve the outside use or storage of heavy vehicles or heavy equipment or involve warehousing or distribution, except in the rural area where a single vehicle and/or tractor/trailer parked off-street and used solely by the resident of the home is permitted.

g. Involve no retail sales, except as incidental to the home occupation (example would be selling shampoo from a low-intensity in-home hair dresser).

h. Produce no noise or obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception at the property line.

i. Involve fewer than twelve (12) customers daily entering the premises.

j. Employ no more than one (1) person in addition to those who are permanent residents of the dwelling.

k. Provide a plan for any additional on-site parking needed to accommodate the use. Any additional parking needed to accommodate the use shall be screened from adjacent property by a minimum five (5) foot tall solid fence or hedge. Hedge shall be installed immediately and provide a six (6) foot solid screen within one (1) year of approval.

1. No Type II home occupation shall be established when an accessory dwelling unit is present on the site.